



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:** Dan Skeehan, Kimley Horn  
**FROM:** Stacey Nerger, Senior Planner  
**DATE:** November 5, 2020  
**SUBJECT:** Parker and Pine Filing No. 2 - Replat  
Review Comments 01

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Stacey Nerger

**EMAIL:** [snerger@parkeronline.org](mailto:snerger@parkeronline.org)

**PHONE:** 303.805.3199

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.

## Replat

**1. Please see the attached redlines for additional information.**

Comment Addressed:  Yes  No

Response:

**2. Please add the following language to the Dedication statement:**

THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

Comment Addressed:  Yes  No

Response:

**3. Please change the Town Council Certificate to the following:**

TRACT C, PARKER AUTO PLAZA FILING NO. 1 AND TRACT A, PARKER AND PINE FILING 1 IS HERewith AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER, COLORADO, FOR FILING IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION NO.S 2004113377 AND 2020059999.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

Comment Addressed:  Yes  No

Response:

**4. Please add the following note(s) to the Plat:**

1. ACCESS EASMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPOERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
2. THIS PLAT IS SUBJECT TO A PERPTUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN. THE OWNERS OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.

Comment Addressed:  Yes  No

Response:

**Subdivision Agreement**

1. Staff is determining if an Amendment to the existing Subdivision Agreement is necessary. If so, a draft and any requirements for that Subdivision Agreement will be forwarded to you shortly.

Comment Addressed:  Yes  No

Response:

**OUTSIDE REFERRAL AGENCY COMMENTS**

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Douglas County School District
- Fire Life Safety
- IREA
- Public Service Company of Colorado
- Plat – Civil

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

*Staff Comments 01*  
*SUB20-025; Parker and Pine Filing No. 2*  
*Replat*  
*November 5, 2020*

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Property Owner

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Date

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Project Representative

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Date



# PARKER AND PINE FILING 2

A REPLAT OF TRACT A, PARKER AND PINE FILING 1 AND TRACT C, PARKER AUTO PLAZA FILING NO. 1  
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 2 OF 4

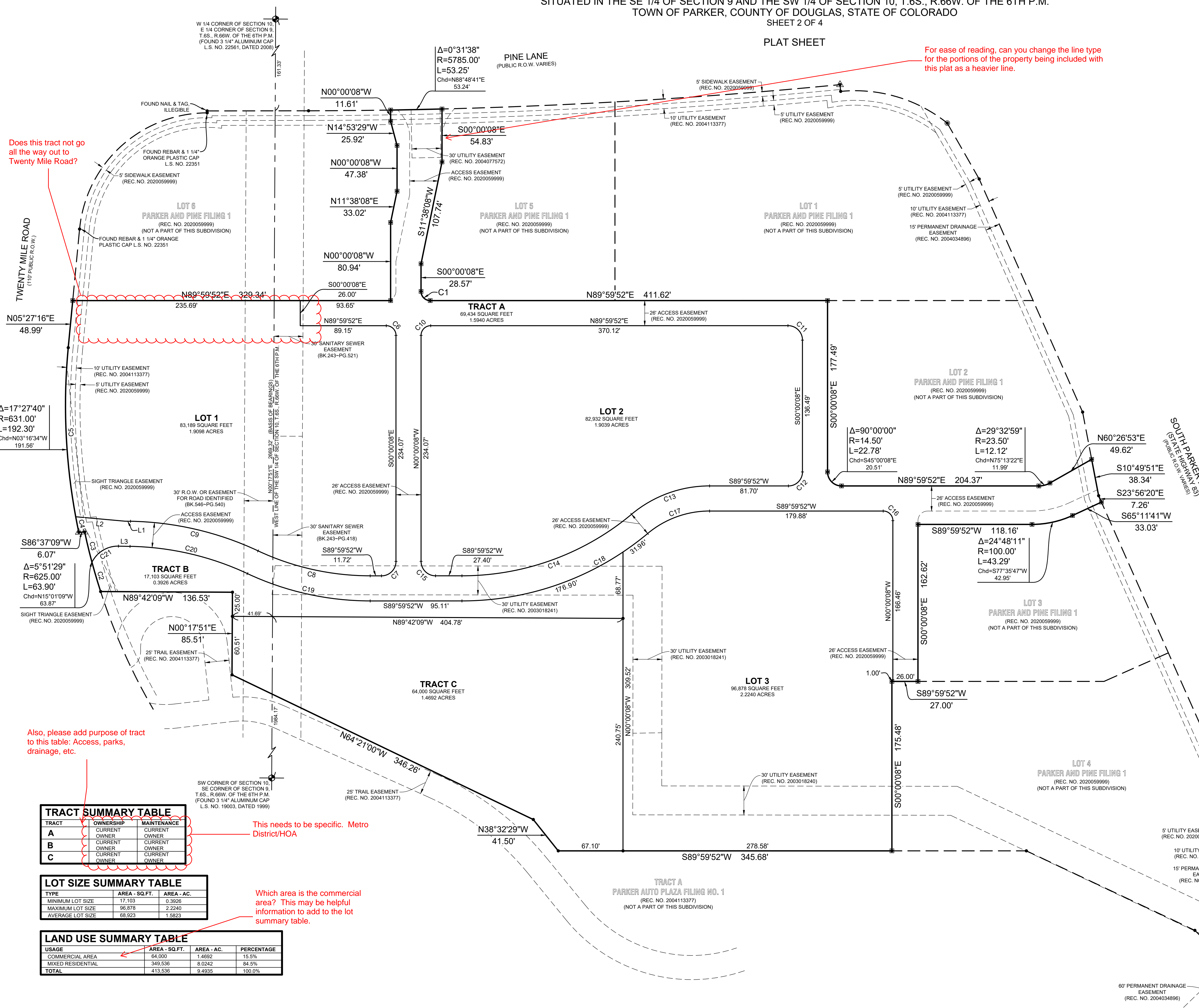
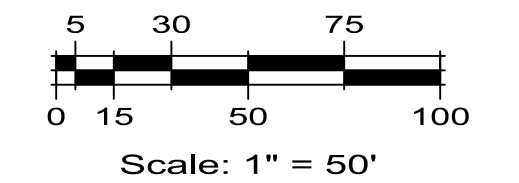
PLAT SHEET

For ease of reading, can you change the line type for the portions of the property being included with this plat as a heavier line.

COURSE	BEARING	LENGTH
L1	N88°56'41"W	5.90'
L2	N84°52'13"W	51.06'
L3	N88°56'41"W	12.01'

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	90°00'00"	9.50'	14.92'	S45°00'08"E	13.44'
C2	2°54'04"	635.00'	31.64'	N16°29'51"W	31.64'
C3	2°57'25"	625.00'	32.26'	N13°34'07"W	32.25'
C4	1°29'34"	631.00'	16.44'	N11°15'37"W	16.44'
C5	15°56'06"	631.00'	175.86'	N02°31'47"W	175.29'
C6	90°00'00"	10.00'	15.71'	S45°00'08"E	14.14'
C7	90°00'00"	15.00'	23.56'	S44°59'52"W	21.21'
C8	25°04'41"	274.00'	119.93'	N77°27'47"W	118.67'
C9	24°01'15"	328.00'	136.67'	N76°56'04"W	135.67'
C10	90°00'00"	10.00'	15.71'	N44°59'52"E	14.14'
C11	90°00'00"	15.00'	23.56'	S45°00'08"E	21.21'
C12	90°00'00"	14.50'	22.78'	S44°59'52"W	20.51'
C13	39°53'21"	126.00'	87.72'	S70°03'11"W	85.96'
C14	39°53'21"	274.00'	190.76'	S70°03'11"W	186.93'
C15	90°00'00"	15.00'	23.56'	N45°00'08"W	21.21'
C16	90°00'00"	10.00'	15.71'	N45°00'08"W	14.14'
C17	39°53'21"	100.00'	69.62'	S70°03'11"W	68.22'
C18	25°04'41"	300.00'	131.31'	N77°27'47"W	130.26'
C19	24°01'15"	300.00'	125.77'	N76°56'04"W	124.85'
C20	24°01'15"	300.00'	125.77'	N76°56'04"W	124.85'
C21	64°40'43"	30.00'	33.87'	S68°42'57"W	32.10'

---	PLAT BOUNDARY LINE
---	ADJACENT LOT/PARCEL LINES
---	SECTION LINE
---	NEW LOT LINE
---	EXISTING EASEMENT LINE
BK. PG.	BOOK AND PAGE
L.S. NO.	LAND SURVEYOR NUMBER
PWSD	PARKER WATER & SANITATION DISTRICT
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
⊙	ALIQUOT CORNER
•	FOUND REBAR & 3/4" RED PLASTIC CAP L.S. NO. 23524 UNLESS NOTED OTHERWISE
▲	FOUND NAIL & TAG L.S. NO. 23524
⊙	FOUND 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
■	SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"



TRACT	OWNERSHIP	MAINTENANCE
A	CURRENT OWNER	CURRENT OWNER
B	CURRENT OWNER	CURRENT OWNER
C	CURRENT OWNER	CURRENT OWNER

TYPE	AREA - SQ.FT.	AREA - AC.
MINIMUM LOT SIZE	17,103	0.3926
MAXIMUM LOT SIZE	96,878	2.2240
AVERAGE LOT SIZE	68,923	1.5823

USAGE	AREA - SQ.FT.	AREA - AC.	PERCENTAGE
COMMERCIAL AREA	84,000	1.4692	15.5%
MIXED RESIDENTIAL	349,536	8.0242	84.5%
TOTAL	413,536	9.4935	100.0%

This needs to be specific. Metro District/HOA

Which area is the commercial area? This may be helpful information to add to the lot summary table.

**OWNER:**  
EVT PARKER COLORADO, LLC  
c/o EISENBERG COMPANY, INC.  
2710 E. CAMELBACK RD., STE. 210  
PHOENIX, ARIZONA 85016  
PHONE: (602) 468-6100

**APPLICANT:**  
THE GARRETT COMPANIES  
1051 GREENWOOD SPRINGS BLVD., STE. 101  
GREENWOOD INDIANA 46143  
PHONE: (317) 886-7923

**ESC ENGINEERING SERVICE COMPANY**  
Creative Solutions Since 1954  
CIVIL ENGINEERS & LAND SURVEYORS  
engineers@escvco.com

14190 East Evans Avenue  
Aurora, Colorado 80014  
P 303.337.1393  
F 303.337.7481  
T/F 1.877.273.0659

Survey No. 19196-P  
Project No. 1426.2  
Date: 08/28/2020  
Elev. Book No. 914, 916  
Sheet No. 2 OF 4

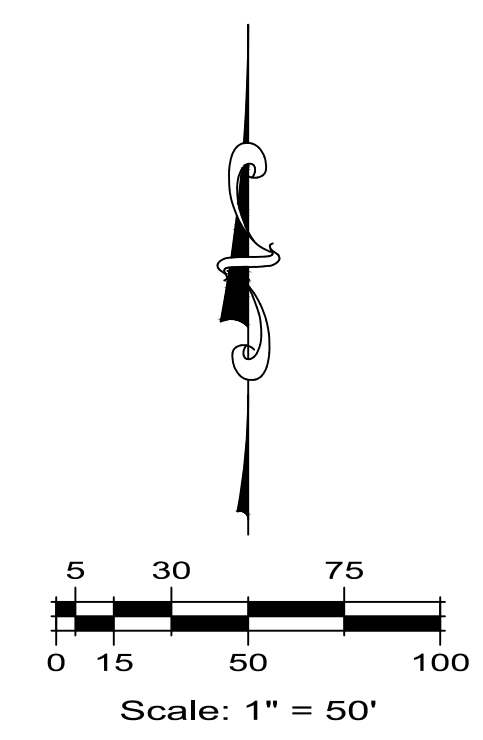
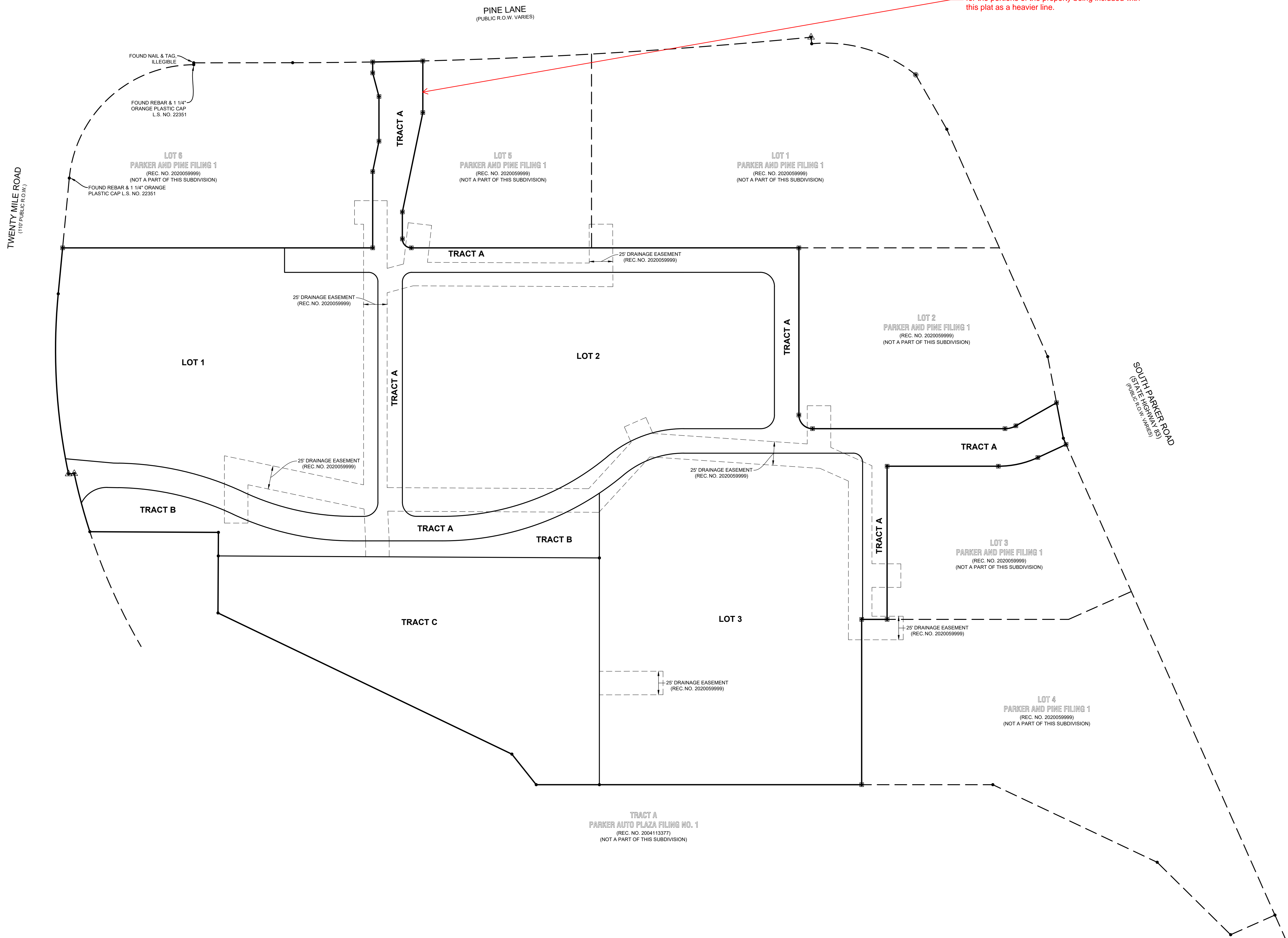


# PARKER AND PINE FILING 2

A REPLAT OF TRACT A, PARKER AND PINE FILING 1 AND TRACT C, PARKER AUTO PLAZA FILING NO. 1  
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 4

## DRAINAGE EASEMENT SHEET

For ease of reading, can you change the line type for the portions of the property being included with this plat as a heavier line.



LEGEND	
—	PLAT BOUNDARY LINE
- - -	ADJACENT LOT/PARCEL LINES
- - -	SECTION LINE
- - -	NEW LOT LINE
- - -	EXISTING EASEMENT LINE
BK. PG.	BOOK AND PAGE
L.S. NO.	LAND SURVEYOR NUMBER
PWSD	PARKER WATER & SANITATION DISTRICT
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
⊙	ALIQUOT CORNER
•	FOUND REBAR & 3/4" RED PLASTIC CAP L.S. NO. 23524 UNLESS NOTED OTHERWISE
▲	FOUND NAIL & TAG L.S. NO. 23524
⊙	FOUND 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
■	SET 3/4"x24" REBAR & 1 1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"



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<p><b>ESC</b> ENGINEERING SERVICE COMPANY</p> <p>Creative Solutions Since 1954 CIVIL ENGINEERS &amp; LAND SURVEYORS engineer@servicesco.com</p>	14190 East Evans Avenue Aurora, Colorado 80014 P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	Revision Date:
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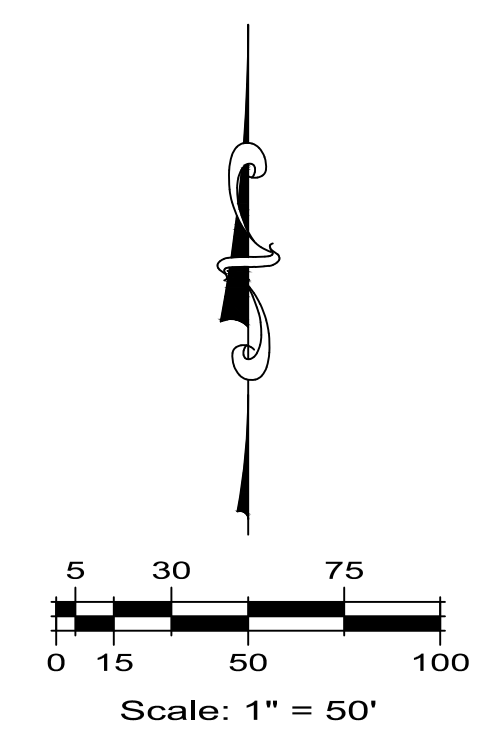
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# PARKER AND PINE FILING 2

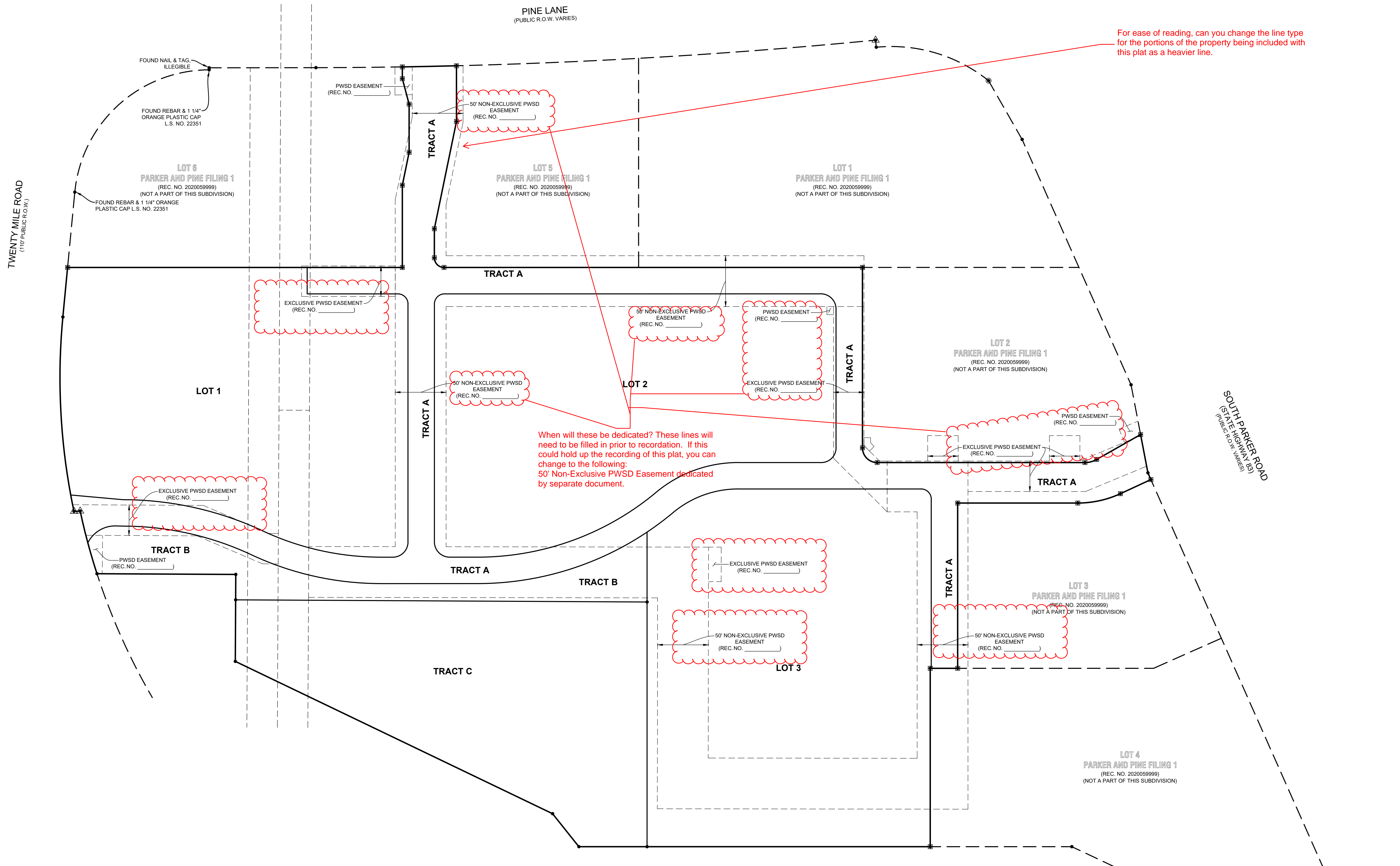
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SHEET 4 OF 4

## PARKER WATER & SANITATION EASEMENT SHEET

For ease of reading, can you change the line type for the portions of the property being included with this plat as a heavier line.



LEGEND	
—	PLAT BOUNDARY LINE
- - -	ADJACENT LOT/PARCEL LINES
- - -	SECTION LINE
- - -	NEW LOT LINE
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When will these be dedicated? These lines will need to be filled in prior to recordation. If this could hold up the recording of this plat, you can change to the following:  
50' Non-Exclusive PWSD Easement dedicated by separate document.

TRACT A  
PARKER AUTO PLAZA FILING NO. 1  
(REC. NO. 200411377)  
(NOT A PART OF THIS SUBDIVISION)



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	Survey No. 19196-P	Project No. 1426.2	Date 08/28/2020

19196-P 1426.2 08/28/2020 4 OF 4  
 ESC Engineering Service Company, Inc. 14190 East Evans Avenue, Aurora, CO 80014  
 Charles R. Beck, Professional Engineer, No. 19196-P, State of Colorado, expires 08/28/2020